

FILED  
CLERK'S OFFICE

IN THE UNITED STATES DISTRICT COURT  
FOR THE DISTRICT OF MASSACHUSETTS

DENNIS P. STEBBINS )

Plaintiff, )

v. )

HOME STAR MORTGAGE SERVICES, LLC )

Defendant. )

COMPLAINT

FILING FEE PAID:

RECEIPT # 305758

AMOUNT \$ 150.00

BY DPTY CLK MGH

DATE 10/18/04

**INTRODUCTION**

1. This action seeks redress against st Mortgage Company for violations of the Truth in Lending Act, 15 U.S.C. § 1601 et seq. ("TILA") and implementing Federal Reserve Board Regulation Z, 12 C.F.R. part 226 and it's Massachusetts counterparts, Massachusetts Consumer Credit Cost Disclosure Act, Mass. G.L. ch. 140D and 209 C.M.R. part 32.

**JURISDICTION AND VENUE**

2. This Court has subject matter jurisdiction over this action under 15 U.S.C. §1640 (TILA), and 28 U.S.C. §§1331 ( general jurisdiction),1332 ( diversity jurisdiction) and 1337 ( interstate commerce) and 1367 ( supplemental jurisdiction). Diversity jurisdiction is applicable as the Plaintiff is residents of Massachusetts and seeks rescission of a \$110,000.00 mortgage obligation held by an out of state corporation that does not have it's principle place of business in Massachusetts.

3. Venue in this District is proper under 28 U.S.C. § 1391(b) and (c) because Defendant does business in this District. Defendant is therefore deemed to reside in this District under 28

U.S.C. § 1391(c).

#### **PARTIES**

4. At the time of the refinancing with Homestar, the plaintiff Dennis P. Stebbins resided at 141 Skeele Street, Chicopee, MA 01013.

5. Defendant Home Starr Mortgage LLC is a Delaware corporation with its principle place of business located outside the Commonwealth of Massachusetts. The Defendant does business in Massachusetts.

6. Home Star Mortgage Services, LLC enters into more than 5 transactions per year in which credit is extended that is secured by the principal residence of a consumer and is used for purposes other than the initial acquisition or construction of the residence.

7. Home Star Mortgage services LLC is therefore a creditor as defined in TILA and implementing Federal Reserve Board Regulation Z.

#### **FACTS**

8. On or about November 6, 2001, Plaintiff obtained a loan from Home Star Mortgage Services LLC, secured by their residence, for the purpose of debt consolidation. All of the proceeds of the loan were used for personal, family or household purposes. This loan paid off a prior mortgage obligation due a different mortgage lender.

9. In connection with the transaction, Plaintiff Dennis P. Stebbins received or signed a note, a mortgage, a Truth in Lending Statement and A notice of right to cancel. Said right to cancel form is attached hereto as Exhibit A.

10. Because the transaction was secured by Plaintiff's home, and was not entered into for purposes of the initial acquisition or construction of that home, it was subject to the right to cancel provided by 15 U.S.C. §1635 and 12 C.F.R. §226.23.

11. The copies of the notice of right to cancel actually delivered to Dennis P. Stebbins provided only a limited right to cancel for a transaction involving a refinancing with the same lender. The right to cancel forms were accordingly defective and misleading as the Plaintiff was entitled to receive complete rescission forms of the type involving a refinancing with a different lender.

12. On or about September 13, 2003, the Plaintiff exercised his extended right to rescind the loan for violations of TILA. A notice of rescission was sent to Home Star Mortgage Services LLC. A Copy of the notice is attached as Exhibit B.

13. The Defendant did not respond to the Plaintiff's request to rescind the loan.

#### **COUNT I - TRUTH IN LENDING ACT**

14. Plaintiff incorporates ¶¶ 1-13 as if fully set out herein.

15. By failing to provide the correct version of the notice of right to cancel form to the Plaintiff, Home Starr Mortgage LLC failed to give Plaintiff clear and conspicuous notice of their right to cancel, in violation of 15 U.S.C. §1635 and 12 C.F.R. § 226.23.

16. 15 U.S.C. § 1635(g) provides that a court may award damages under section 1640 in addition to rescission. Mass .G.L. ch. 140D § 10(g) is identical except for citation.

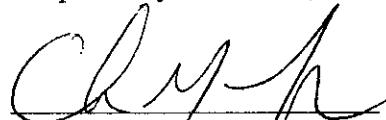
17. The failure of the Defendant to respond to the notice of rescission is a separate violation of 15 U.S.C. § 1640 (a) and Mass .G.L. ch. 140D § 32 entitling the Plaintiff to an

award of statutory damages.

WHEREFORE, Plaintiff requests that the Court enter judgment in favor of Plaintiff and against Defendant Home Star Mortgage services LLC as follows:

1. A declaration that Plaintiff is entitled to rescind;
2. Rescission of the loan;
3. Statutory damages;
4. Attorney's fees, litigation expenses and costs.
5. Such other relief as the Court deems appropriate.

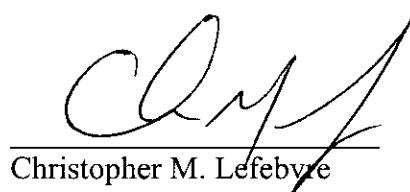
Respectfully submitted,



Christopher M. Lefebvre  
Claude Lefebvre, Christopher Lefebvre P.C.  
P.O. Box 479  
Pawtucket, RI 02862  
(401) 728-6060  
(401) 728-6534 (FAX)  
BBO# 629056

**JURY DEMAND**

Plaintiff demand trial by jury.

  
\_\_\_\_\_  
Christopher M. Lefebvre

# Exhibit A

LENDER: HOMESTAR MORTGAGE SERVICES, LLC  
ONE PARAGON DRIVE, SUITE 255  
MONTVALE, NJ 07645

DATE 11/06/2001  
LOAN NO. 5000685600  
TYPE FHA

BORROWERS/OWNERS DENNIS P. STEBBINS and ELIZABETH J. STEBBINS

ADDRESS 141 Skeelee Street  
CITY / STATE / ZIP Chicopee, Massachusetts 01013  
PROPERTY 141 SKEELEE STREET  
CHICOPPEE, Massachusetts 01013

### **YOUR RIGHT TO CANCEL**

You are entering into a new transaction to increase the amount of credit previously provided to you. Your home is the security for that transaction. You have a legal right under federal law to cancel this new transaction, without cost, within THREE BUSINESS DAYS from whichever of the following events occurs last:

- (1) The date of this new transaction, which is 11/06/2001; or
- (2) The date you received your new Truth In Lending disclosures; or
- (3) The date you received this notice of your right to cancel.

If you cancel this new transaction, it will not affect any amount that you presently owe. Your home is the security for that transaction. Within 20 calendar days after we receive your notice of cancellation of this new transaction, we must take the steps necessary to reflect the fact that your home does not secure the increase of credit. We must also return any money you have given to us or anyone else in connection with this new transaction.

You may keep any money we have given you in this new transaction until we have done the things mentioned above, but you must then offer to return the money at the address below.

If we do not take possession of the money within TWENTY CALENDAR DAYS of your offer, you may keep it without further obligation.

### **HOW TO CANCEL**

If you decide to cancel this new transaction, you may do so by notifying us in writing, at:

HOMESTAR MORTGAGE SERVICES, LLC  
ONE PARAGON DRIVE, SUITE 255

MONTVALE, NJ 07645

You may use any written statement that is signed and dated by you and states your intention to cancel, or you may use this notice by dating and signing below. Keep one copy of this notice because it contains important information about your rights.

If you cancel by mail or telegram, you must send the notice no later than MIDNIGHT of 11/09/2001 (or MIDNIGHT of the THIRD BUSINESS DAY following the latest of the three events listed above).

If you send or deliver your written notice to cancel some other way, it must be delivered to the above address no later than that time.

### **I WISH TO CANCEL**

CONSUMER'S SIGNATURE

DATE

Each borrower/owner in this transaction has the right to cancel. The exercise of this right by one borrower/owner shall be effective as to all borrowers/owners.

The undersigned each acknowledge receipt of two copies of NOTICE OF RIGHT TO CANCEL

**X** 11/06/01 DATE  
BORROWER/OWNER DENNIS P. STEBBINS

**X** 11/06/01 DATE  
BORROWER/OWNER ELIZABETH J. STEBBINS

**X** DATE  
BORROWER/OWNER

**X** DATE  
BORROWER/OWNER

### **CONFIRMATION CERTIFICATE**

#### **DO NOT SIGN UNTIL THREE BUSINESS DAYS HAVE ELAPSED**

Three business days have elapsed since the undersigned have received two copies of this document. Each of the undersigned hereby certify and warrant that they have not exercised any right which they may have to rescind the transaction, that they do not desire to do so, and that they ratify and confirm the transaction in all respects.

BORROWER/OWNER DATE  
DENNIS P. STEBBINS

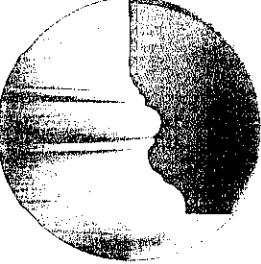
BORROWER/OWNER DATE  
ELIZABETH J. STEBBINS

BORROWER/OWNER DATE

BORROWER/OWNER DATE



# Exhibit B



WWW.FCLC.ORG

CLARE E. LEFEBVRE  
CHRISTOPHER M. LEFEBVRE, P.C.  
ATTORNEYS & COUNSELORS AT LAW

CERTIFIED MAIL-RETURN RECEIPT REQUESTED

September 13, 2004

Home Star Mortgage Services, LLC  
One Paragon Drive, Suite 255  
Montvale, NJ 07645

RE: Dennis P. Stebbins 141 Skeelee Street Chicopee MA 01013  
Loan No. **5000685600**

To Whom It May Concern:

I represent Dennis P. Stebbins regarding the mortgage loan transaction he entered into with Home Star Mortgage Services, LLC on November 6, 2001. Please be advised that I have been authorized by my client to rescind that transaction and hereby exercise that right pursuant to the Federal Truth In Lending Act, 15 U.S.C. Section 1635 and Regulation Z, Section 226.23.

The primary basis for the rescission is that Mr. Stebbins was given improper right to cancel forms in the above consumer credit contract, in violation of 15 U.S.C. Section 1635(a) and Regulation Z, Sections 226.17 and 226.23 and the Massachusetts counterparts.

The security interest held by Home Star Mortgage Services, LLC on the Stebbins property located at 141 Skeelee Street Chicopee MA 01013 is void as of this rescission. Pursuant to Regulation Z, you have twenty days after receipt of this Notice of Rescission to return to my client all monies paid and to take action necessary and appropriate to terminate the security interest.

Very truly yours,  
Dennis P. Stebbins  
By his Attorney,

  
Christopher M. LeFebvre  
P. O. Box 479  
Pawtucket, RI 02862

7110 1093 9385 0000 0225	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 15%;">RETURN RECEIPT SERVICE</td> <td style="width: 85%;">           POSTAGE            RESTRICTED DELIVERY FEE            CERTIFIED FEE            RETURN RECEIPT FEE  <b>SENT TO:</b>            TOTAL POSTAGE AND FEE         </td> <td style="width: 15%; text-align: right; vertical-align: bottom;">\$0.33 \$2.75 \$1.40 \$1.25 <b>\$5.73</b></td> </tr> </table> <p style="margin-top: 10px;">9/13/2004 Code: Stebbins 3:59 PM File:</p> <p style="margin-top: 10px; text-align: center;"><b>Home Star Mortgage Services, LLC</b> <b>One Paragon Drive, Suite 255</b> <b>Montvale, NJ 07645</b></p>	RETURN RECEIPT SERVICE	POSTAGE RESTRICTED DELIVERY FEE CERTIFIED FEE RETURN RECEIPT FEE <b>SENT TO:</b> TOTAL POSTAGE AND FEE	\$0.33 \$2.75 \$1.40 \$1.25 <b>\$5.73</b>	POSTMARK OR DATE
RETURN RECEIPT SERVICE	POSTAGE RESTRICTED DELIVERY FEE CERTIFIED FEE RETURN RECEIPT FEE <b>SENT TO:</b> TOTAL POSTAGE AND FEE	\$0.33 \$2.75 \$1.40 \$1.25 <b>\$5.73</b>			

PS FORM 3800



**RECEIPT FOR CERTIFIED MAIL.**  
NO INSURANCE COVERAGE PROVIDED  
 NOT FOR INTERNATIONAL MAIL  
 (SEE OTHER SIDE)

<p><b>SENDER:</b></p> <ul style="list-style-type: none"> <li>• Complete items 1,2 and 3.</li> <li>• Indicate if restricted delivery is desired.</li> <li>• Print your name and address on the reverse of this form so that we can return this card to you.</li> <li>• Attach this form to the front of the mailpiece, or on the back if space does not permit.</li> <li>• Write "Return Receipt Requested" on the mailpiece below the article number.</li> <li>• The Return receipt Fee will provide you the signature of the person delivered to and the date of delivery.</li> </ul> <p>1. Article Addressed to:</p> <p style="text-align: center;">Home Star Mortgage Services, LLC One Paragon Drive, Suite 255 Montvale, NJ 07645</p> <p>Received By: (Print Name)</p> <p>Signature - (Addressee or Agent)</p> <p>Dawn Peterson</p>	<p>I also wish to receive the following service (for an extra fee):</p> <p><input type="checkbox"/> <b>Restricted Delivery</b>      Consult postmaster for fee.</p> <p>2. Article Number      7110 1093 9385 0000 0225</p> <p>3. Service Type <input checked="" type="checkbox"/> <b>CERTIFIED</b>      Date of Delivery      9-15-04</p> <p>Enter delivery address if different than item 1.</p>
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PS Form 3811

**DOMESTIC RETURN RECEIPT**

STEBBINS

STEBBINS